| 143.0 | 0003 | 0010.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 811,700 / 811,700 |
| | | | | | USE VALUE: | 811,700 / 811,700 |
| | | | | | ASSESSED: | 811,700 / 811,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 11 | | STEVENS TERR, ARLINGTON |

## OWNERSHIP

Unit #:

| | | |
|---|---|---|
| Owner 1: | STRAUSS PAUL R & ANN F | |
| Owner 2: | | |
| Owner 3: | | |
| Street 1: | 11 STEVENS TERR | |
| Street 2: | | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA | Cntry: | Own Occ: Y |
| Postal: | 02476 | Type: | |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 5,329 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1938, having primarily Clapboard Exterior and 2277 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5329.000 | 347,800 | | 463,900 | 811,700 |
| Total Card | 0.122 | 347,800 | | 463,900 | 811,700 |
| Total Parcel | 0.122 | 347,800 | | 463,900 | 811,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.53 | /Parcel: 356.5

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

| User Acct | 92624 |
|---|---|
| GIS Ref | |
| GIS Ref | |
| Insp Date | 04/20/18 |

!11092!

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 143.0-0003-0010.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 347,800 | 0 | 5,329. | 463,900 | 811,700 | 811,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 261,500 | 0 | 5,329. | 434,900 | 696,400 | 696,400 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 257,200 | 0 | 5,329. | 359,500 | 616,700 | 616,700 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 257,200 | 0 | 5,329. | 330,500 | 587,700 | 587,700 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 257,200 | 0 | 5,329. | 301,500 | 558,700 | 558,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 250,700 | 0 | 5,329. | 295,700 | 546,400 | 546,400 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 250,700 | 0 | 5,329. | 274,900 | 525,600 | 525,600 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 250,700 | 0 | 5,329. | 261,500 | 512,200 | 512,200 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 01:18:01 |

## LAST REV

| Date | Time |
|---|---|
| 05/14/18 | 11:03:30 |
| apro | |
| 11092 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 92624 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MCCLOSKEY MARSH | 1192-95 | | 8/13/1998 | | 389,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/10/2011 | 836 | New Wind | 4,284 | | | | | REPL 1 WINDOW |
| 9/21/1997 | 517 | | 2,600 | | | | | 10X18 WDK |
| 9/2/1997 | 509 | | 3,800 | | | | | 10X13 ADDITION |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 4/20/2018 | Meas/Inspect | CC | Chris C |
| 11/11/2008 | Meas/Inspect | 163 | PATRIOT |
| 1/15/2000 | Inspected | 264 | PATRIOT |
| 12/1/1999 | Mailer Sent | | |
| 11/18/1999 | Measured | 270 | PATRIOT |
| 6/1/1990 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5329 | | Sq. Ft. | Site | | 0 | 80. | 1.09 | 9 | | | | | | | | | 463,896 | | | | | | 463,900 | |

| Total AC/HA: | 0.12234 | Total SF/SM: | 5329 | Parcel LUC: | 101 | One Family | Prime NB Desc: | Brackett | Total: | 463,896 | Spl Credit | | Total: | 463,900 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 05 - Garrison | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | 8 - Brick Veneer | 10 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | YELLOW | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1938 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 3 - Hardwood | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Fair |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 135.00 |
| Size Adj.: | 1.21300268 |
| Const Adj.: | 1.01292872 |
| Adj $ / SQ: | 165.873 |
| Other Features: | 80300 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 472603 |
| Depreciation: | 124767 |
| Depreciated Total: | 347836 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 8 | BRs: | 3 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 3 | |
| Totals | | | |
| 1 | 8 | 3 | |

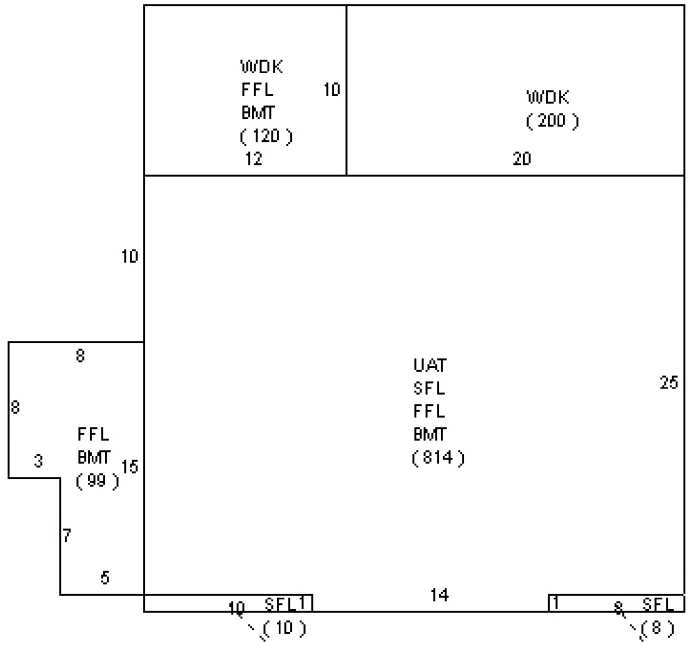
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | |
| Ind.Val | | | |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 165.87 |
| Special Features: | 0 | Val/Su Net: | 101.64 |
| Final Total: | 347800 | Val/Su SzAd | 186.49 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,033 | 59.470 | 61,428 |
| FFL | First Floor | 1,033 | 165.870 | 171,346 |
| SFL | Second Floor | 832 | 165.870 | 138,006 |
| WDK | Deck | 320 | 9.240 | 2,958 |
| UAT | Upper Attic | 204 | 91.230 | 18,565 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,422 | | | Total: | 392,303 |
| Size Ad | 1865 | Gross Are | 4032 | FinArea | 2277 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 30 | A | |
| UAT | 100 | FLA | 50 | A | |

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

143.0-0003-0010.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc